

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-18770 - APPLICANT: SANDHURST DEVELOPMENT - OWNER: TAURUS SANDHURST, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-5179

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

JOSEPH MANZELLA, Sandhurst Development, and JEFF THEOBOLD, Taurus Centers, were present.

MAYOR GOODMAN indicated he received a telephone call indicating the project is dead. MR. MANZELLA replied they have not stopped looking for an investor. Their plans are a few weeks

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away from being approved. They lost financial backing in July of 2005. Sandhurst is a limited operation and they want to continue the extension because they need to work with their landowner. They are also talking with investors and still believe in the project.

MAYOR GOODMAN reiterated that MICHAEL MEROLA had indicated that the project might be dead. MR. MANZELLA replied that the telephone call was made to let the Mayor know that they are trying to obtain funding.

MAYOR GOODMAN asked what disadvantage they would have if an extension is not granted. MR. MANZELLA explained that Taurus Centers is purchasing the land and is working with the developer to see if funding can be obtained. If the Extension of Time on the site plan is not granted, they would have to apply for another site plan.

COUNCILMAN WEEKLY indicated he was not aware of the information just discussed. Sandhurst Development has not contacted him since the initial approval. He emphasized it is important that applicants let their ward representative know what is happening. MR. MANZELLA stated they understand their pricing and how to build the project. MAYOR GOODMAN asked that the applicant meet with COUNCILMAN WEEKLY and then meet with the rest of the City Council. COUNCILMAN WEEKLY asked that the applicant provide the entire Council with details about the project.

COUNCILMAN BROWN commented that he understands the Mayor wants to send a strong message that the Council will only consider, encourage and promote real projects. Therefore, he asked the City Manager to brief the Council on what happens when a developer loses entitlements and how does that harm them, and what does the City gain.